

LOCATION PLAN
SCALE 1" = 2000'

BULK REQUIREMENTS ZONE R-1 (RURAL RESIDENTIAL) (USE GROUP 5 - ONE-FAMILY DWELLINGS)				
	MIN. REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
LOT AREA (SQ.FT.)	80,000	508,584	396,407	673,438
AREA IN WETLANDS (SQ.FT.)		194,213	198,493	363,123
AREA IN EASEMENTS (SQ.FT.) (EXCLUDING AREA IN COUNTED WETLANDS)		176,643	91,923	33,361
NET LOT AREA (SQ.FT.)	48,000	137,728	105,991	276,954
LOT WIDTH (FT.)	175	246	176	176
FRONT YARD (FT.)	45	>45	>45	>45
SIDE YARD (FT.)	40	>40	>40	>40
BOTH SIDE YARDS (FT.)	80	>80	>80	>80
REAR YARD (FT.)	50	>50	>50	>50
STREET FRONTAGE (FT.)	70	253	176	180
LIVABLE FLOOR AREA (SQ.FT.)	1,200	>1,200	>1,200	>1,200
MAX. PERMITTED				
BUILDING HEIGHT (FT.)	35	<35	<35	<35
DEV. COVERAGE (%)	20	<20	<20	<20

I HEREBY CERTIFY TO THE PARTIES
OF INTEREST LISTED BELOW THAT THIS
MAP HAS BEEN PREPARED FROM AN ACTUAL
FIELD SURVEY COMPLETED IN DECEMBER 2001;
TOWN OF NEW WINDSOR

RECORD OWNER/APPLICANT
HENRY VANLEEUWEN
BEATTIE ROAD
ROCK TAVERN, NEW YORK 12577

GENERAL NOTES:

- TAX MAP DESIGNATION SECTION 52 BLOCK 1 LOT 107
- TOTAL AREA OF PARCEL 36.24±
- TOTAL NUMBER OF RESIDENTIAL LOTS: 3
- PROPOSED SUBDIVISION TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS
- TOPOGRAPHY BASED ON AERIAL SURVEY PERFORMED BY ADR ASSOCIATES INC.
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A NEW YORK STATE D.E.C. REGULATED WETLANDS
- ALL EXISTING WELLS AND SEPTICS, ARE GREATER THAN 200' FROM THE PROPOSED WELL OR SEPTIC, EXCEPT AS SHOWN.
- INDIVIDUAL WELLS AND SANITARY DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWERAGE SYSTEM IS REQUIRED WITHIN ONE YEAR OF THE SYSTEM BECOMING AVAILABLE
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.
- NET AREA IS EQUAL TO THE GROSS AREA MINUS THE AREA OF THE FEDERAL WETLANDS AND ALL EASEMENTS.
- CURTAIN DRAIN TO BE INSTALLED AS PART OF SEPTIC SYSTEM CONSTRUCTION.
- REFERENCE MAP FILED ON 1/10/02, W/ ORANGE COUNTY CLERK'S OFFICE, NO. 4-02 ENTITLED "LANDS OF VANLEEUWEN"
- NO PORTION OF THE SITE IS LOCATED WITHIN ANY 100 YEAR FLOOD PLAINS.
- PROPOSED PRIVATE ROAD TO BE CONSTRUCTED IN THE SAME LOCATION AS THE EXISTING UTILITY ACCESS ROAD.

ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

FOR TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL

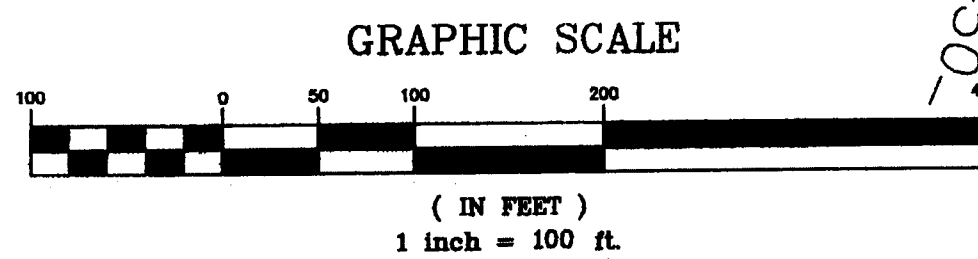
DATE	DESCRIPTION	REVISIONS
8-26-06	REV. PER P.B. MEETING - 4/26/06	KW
4-12-06	REV. PER MHA COMMENTS - 4/11/06	KW
3-28-06	REVISIONS AS PER CLIENT	KW
2-24-06	REVISIONS AS PER CLIENT	KW
5-11-05	REV. AS PER CLIENT	DLK
4-20-05	REV. AS PER CLIENT	DLK
1-12-05	REV. AS PER CLIENT	DLK
11-5-04	REV. AS PER JUP	DLK
7-1-04	AS PER W.S. ON 6-04	JUP
5-18-04	AS PER W.S. ON 5-5-04	JUP
12/10/03	ORIGINAL PREPARATION	KEE

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
285 GREENWICH AVENUE, SUITE A
GARDEN CITY, NEW YORK 11530

LANDS OF VANLEEUWEN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

PROJECT TITLE		
<div>SUBDIVISION</div>		
SECTION 52 BLOCK 1 LOT 107		
DRAWING TITLE		
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7206, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.		
O.C.H.D. SHEET NO. N/A OF _____	D.E.C. SHEET NO. N/A OF _____	DRAWING NUMBER 1 OF 3
SCALE 1"=100'	CAD REFERENCE 21137-KW	PROJECT NUMBER 21137-01

- LEGEND
- - - EXISTING PROPERTY LINE
 - - - ACOE WETLANDS (DELINEATED)

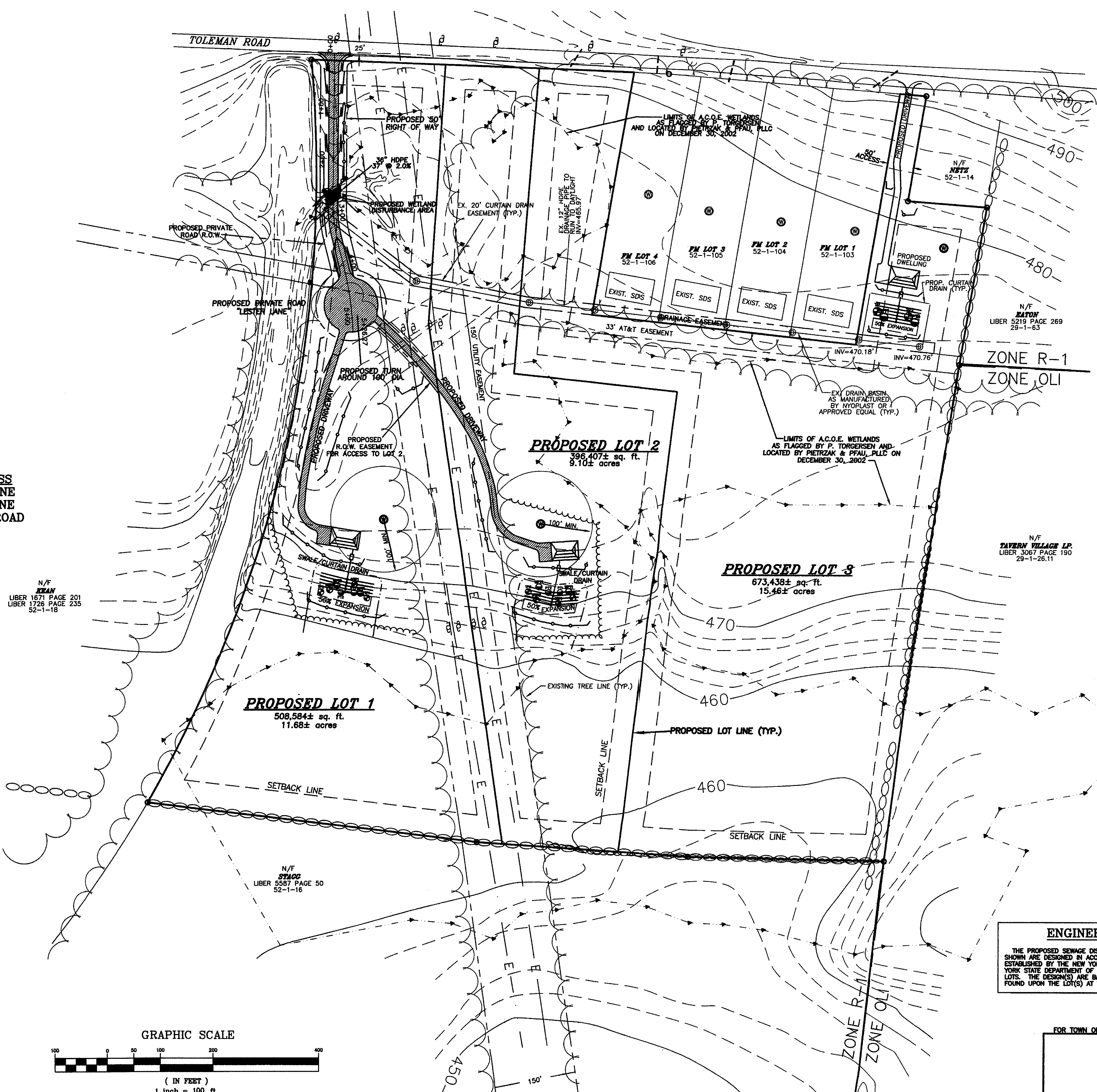


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2. TOTAL AREA OF PARCEL 36.24±
3. TOTAL NUMBER OF RESIDENTIAL LOTS: 3
4. PROPOSED SUBDIVISION TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS
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8. INDIVIDUAL WELLS AND SANITARY DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWERAGE SYSTEM IS REQUIRED WITHIN ONE YEAR OF THE SYSTEM BECOMING AVAILABLE
9. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.
10. NET AREA IS EQUAL TO THE GROSS AREA MINUS THE AREA OF THE FEDERAL WETLANDS AND ALL EASEMENTS.
11. ALL PROPOSED BUILDINGS TO BE SLAB ON GRAD, NO FOUNDATIONS ARE PROPOSED.
12. CURTAIN DRAIN TO BE INSTALLED AS PART OF SEPTIC SYSTEM CONSTRUCTION.
13. REFERENCE: MAP FILED ON 1/10/02 W/ ORANGE COUNTY CLERK'S OFFICE, No. 4-02 ENTITLED "LANDS OF VANLEEUEWEN".
14. NO PORTION OF THE SITE IS LOCATED WITHIN ANY 100 YEAR FLOOD PLAINS.
15. PROPOSED PRIVATE ROAD TO BE CONSTRUCTED IN THE SAME LOCATION AS THE EXISTING UTILITY ACCESS ROAD.
16. TOTAL AREA OF DISTURBANCE IS: 3.78± ACRES

9-1-1 ADDRESSING

LOT#	ADDRESS
LOT 1	PROPOSED HOUSE 22 LESTER LANE
LOT 2	PROPOSED HOUSE 21 LESTER LANE
LOT 3	PROPOSED HOUSE 496 TOLEMAN ROAD



LEGEND

- PROPOSED DWELLING
- PROPOSED SEPTIC TANK
- PROPOSED WELL
- PROPOSED SDS
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SILT FENCE
- ACOE WETLANDS (DELINEATED)
- PERC TEST
- DEEP TEST
- WITNESSED PERC TEST
- WITNESSED DEEP TEST

RECORD OWNER/APPLICANT
HENRY VANLEEUEWEN
BEATTIE ROAD
ROCK TAVERN, NEW YORK 12577

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12-9-05	REV. AS PER P.B. LETTER 7-21-05	DLK
6-29-05	REV. ZONING	DLK
6-14-05	REV. AS WMAE COMMENTS - VERBAL	DLK
5-11-05	REV. AS PER CLIENT	DLK
4-20-05	REV. AS PER CLIENT	DLK
1-12-05	REV. AS PER CLIENT	DLK
11-5-04	REV. AS PER JUP	DLK
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